

Planning application no.	23/00032/FUL	
Site	33 Upper Villiers Street, Wolverhampton, WV2 4NU	
Proposal	Conversion of a six room house in multiple occupation into a seven person seven room house in multiple occupation	
Ward	Blakenhall	
Applicant	Mr Carl Reynolds	
Cabinet member with lead responsibility	Deputy Leader: Inclusive City Economy	
Accountable Director	Richard Lawrence, Director of Regeneration	
Originating service	Planning	
Accountable employee	Tracey Homfray	Planning Officer
	Tel	01902 555641
	Email	tracey.homfray@wolverhampton.gov.uk

1.0 Summary recommendation

1.1 Grant subject to conditions and note for information.

2.0 Application site

2.1 The proposed site, is a terraced property, converted into a six bedroom house in multiple occupation, and licenced for nine years. The property is located in a predominant residential area, close to local amenities. The property has a private rear garden area, and cycle parking to the rear of the property. There is no private vehicle parking, and no parking directly outside the property, due to Traffic Regulation Orders.

3.0 Application details

3.1 The initial proposal sought permission for a further two bedrooms resulting in an eight bedroom house in multiple occupation (HIMO). However, due to concerns with layout, and services, the proposal was amended to address these issues, which has now resulted in a proposal for a seven-bedroom house of multiple occupation.

3.2 The seventh bedroom is to replace the bathroom area at first floor, each room will have their own bathroom facilities. The downstairs bathroom would also be removed, and the

kitchen reconfigured, to provide a separate entrance, to the rear of the property leading to the garden area, bin storage and cycle storage.

4.0 Planning History

4.1 There is no planning history for this property, the conversion to a six-bedroom HIMO took place prior to the Article 4 Direction. A licence for the use was issued in 2014, therefore, based on the license it has had a HIMO usage for nine years. It is not clear if the usage was in operation prior to that.

5.0 Relevant policy documents

- National Planning Policy (NPPF)
- Black Country Core Strategy (BCCS)
- Wolverhampton Unitary Development Plan (UDP)

6.0 Publicity

6.1 Publicity expires on 8 May 2023, no objections received.

7.0 Consultees

Highway and Transportation – No Objections.

7.2 Police – I have checked the property against internal police systems, and I am also satisfied for the development to be increased from a six bed HIMO to a seven bed HIMO only.

7.3 Private Sector Housing – All rooms appear to be suitable for occupation by one individual, but this is assuming that no account has been taken of any part of the floor area of a room in relation to which the height of the ceiling is less than 1.5 meters.

Please ensure that any means of escape within a flat is safe and the required fire alarms/detection are present, please refer to LACORs/Homestamp guidance for fire precaution standards in relation to fire doors, fire blankets and fire risk management, also assuming Building Regulations will comment on this.

Please refer to the space and amenity guidance standard for houses in multiple occupation and self-contained flats.

<https://www.wolverhampton.gov.uk/sites/default/files/pdf/HMO-amenities-2018.pdf>

If the property has five or more occupants forming two or more households, is there only one or main place of residence and share amenities then a mandatory HMO licence will be required. For more information please see the link

<https://www.wolverhampton.gov.uk/housing/house-multiple-occupation-licence>

8.0 Legal implications

8.1 There are no legal implications arising from this report. (SE/11052023/D)

9.0 Appraisal

- 9.1 The application site is an existing a house of multiple occupation (six occupants). This use is known to be in operation for the last nine years. The initial planning applicant sought to increase the number of occupants to eight, which resulted in a number of implications, due to there being no separate entrance to the rear of the property, resulting in all services (bins cycles etc) being routed through the kitchen area of the property, or being left to the front of the property, to the detriment of those residing there, and the character/appearance of the street scene.
- 9.2 Therefore, the proposal has been reconfigured in order to address those concerns, resulting in a seven-bedroom proposal. The existing two shared bathroom areas are to be removed and provide ensuite bathroom areas to each bedroom. The kitchen would also be reconfigured to incorporate a separate entrance to the rear of the property.
- 9.3 The separate entrance would provide an access route from the front of the property to the rear of the property, which would improve the current situation, where at present bins etc are stored to the front of the property, directly opposite the ground floor bedroom window. The bins appear cluttered and unsightly to the detriment of the character and appearance of the street scene, and cause disturbance to the occupier of the ground floor bedroom area, impacting on their outlook, plus being exposed to smells (especially during the summer months) and noises associated with the usage of the bins. With the inclusion of the separate access, bins can be stored to the rear of the property, in a bin store, along with appropriate cycle storage.
- 9.4 It is acknowledged that parking is difficult within this location, being a typical terraced street, which is highly subscribed with on street parking. However, this is a highly accessible area, with local transport close by, along with local shops and services. Therefore, the addition of a one person bedroom should have no significant impact on highway or pedestrian safety.
- 9.5 The additional room which is to take the place of the existing shared bathroom area, would have no significant impact on neighbouring amenities.
- 9.6 The property has ample garden and cycle storage to support the addition of one person.

10.0 Conclusion

- 10.1 The conversion to include an addition of a one-person bedroom, totalling in seven one-person bedrooms, would have no significant impact on the character or appearance of the surrounding area, to neighbouring amenities, or highway/pedestrian safety. The proposed, would update and improve the current internal and external layout, improving the appearance at the front of the property, and improving the living standards for current and future occupiers. Subject to conditions the proposal is consistent with Planning Policy.

11.0 Detail recommendation

11.1 Grant subject to conditions and note for information:

- Bin Storage (which shall remain to the rear apart from bin collection days).
- Cycle Storage

Note For Information:

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